

**PB# 97-10**

**REDL, HERBERT**

**9-1-25.3**

97 - 10

Redl, Herbert - Sins Plan  
Rt. 32 (Hildreth)

Approved 6/3/97

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MADE IN U.S.A.  
© Wilson Jones, 1989

DATE March 20, 1997 RECEIPT NUMBER 97-10  
RECEIVED FROM Guardian Self Storage  
Address 80 Washington St. Suite 310 Poughkeepsie, N.Y. 12601  
Seven Hundred Fifty 00/100 DOLLARS \$750.00  
FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750.00		CASH		
AMOUNT PAID	750.00		CHECK	#0027	
BALANCE DUE	- 0 -		MONEY ORDER		

BY J. Zappolo  
Myra Mann, Secretary

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12553

## General Receipt

16201

Received from Guardian Self Storage \$100.00  
One Hundred 00/100 DOLLARS  
For P.B. # 97-10

### DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 2276		100.00

By Dorothy H. Hansen  
Town Clerk  
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

DATE 5/27/97 RECEIPT NUMBER 97-10  
RECEIVED FROM Guardian Self Storage  
Address 80 Washington St. Suite 310 Poughkeepsie, N.Y. 12601  
Six Hundred - Twenty - seven 50/100 DOLLARS \$627.50  
FOR 2% of Cost Estimate (\$31,350.00) Inspection fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	627.00		CASH		
AMOUNT PAID	627.00		CHECK	#002782	
BALANCE DUE	- 0 -		MONEY ORDER		

BY Wei Contraver  
Myra Mann, Secretary

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12553

# General Receipt

16204

March 21 1997

Received from Guardian Self Storage \$ 100.00  
one Hundred 00/100 DOLLARS

For P.B. # 97-10

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 2276		100.00

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

By Dorothy H. Hansen  
Town Clerk  
TITLE

Wilson Jones - Carbonless - 5192-4WCL Duplicate - 5194-4WCL Triplicate

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

DATE 5/27/97 RECEIPT NUMBER 97-10  
RECEIVED FROM Guardian Self Storage  
Address 80 Washington St - Suite 310 - Poughkeepsie, N.Y. 12601  
Six Hundred - Twenty-seven 50/100 DOLLARS \$ 627.50  
FOR 2% of Cost Estimate (\$3,350.00) Inspection fee.

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>627.00</u>	CASH	
AMOUNT PAID	<u>627.00</u>	CHECK	<u>#202782</u>
BALANCE DUE	<u>-0-</u>	MONEY ORDER	

Dei COMPTROLLER  
BY Theresa Mason, Secretary

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12553

# General Receipt

16367

May 28 1997

Received from Guardian Self Storage \$ 100.00  
One Hundred 00/100 DOLLARS

For Planning Board

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 2783		100.00

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

By Dorothy H. Hansen  
Town Clerk  
TITLE

any fee

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/04/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 97-10

NAME: HERBERT H. REDL AMENDED SITE PLAN  
APPLICANT: REDL, HERBERT H.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/03/97	PLANS STAMPED	APPROVED
03/26/97	P.B. APPEARANCE	LA:ND WVE PH APPROVE
03/19/97	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/28/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-10

NAME: HERBERT H. REDL AMENDED SITE PLAN

APPLICANT: REDL, HERBERT H.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/19/97	MUNICIPAL HIGHWAY	03/21/97	APPROVED
ORIG	03/19/97	MUNICIPAL WATER	03/21/97	APPROVED
ORIG	03/19/97	MUNICIPAL SEWER	/ /	
ORIG	03/19/97	MUNICIPAL FIRE	03/25/97	APPROVED
		. SEE LETTER FROM FIRE DEPARTMENT IN FILE		

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/28/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-10

NAME: HERBERT H. REDL AMENDED SITE PLAN

APPLICANT: REDL, HERBERT H.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/19/97	EAF SUBMITTED	03/19/97	WITH APPLICATION
ORIG	03/19/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	03/19/97	LEAD AGENCY DECLARED	03/26/97	LEAD AGENCY
ORIG	03/19/97	DECLARATION (POS/NEG)	03/26/97	NEG. DEC.
ORIG	03/19/97	PUBLIC HEARING	03/26/97	WAIVE P.H.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/28/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 97-10

NAME: HERBERT H. REDL AMENDED SITE PLAN

APPLICANT: REDL, HERBERT H.

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	---AMT-PAID	---BAL-DUE
03/19/97	REC. CK. #00227	PAID		750.00	
03/26/97	P.B. ATTY. FEE	CHG	35.00		
03/26/97	P.B. MINUTES	CHG	27.00		
05/01/97	P.B. ENGINEER FEE	CHG	81.50		
05/27/97	RET. TO APPLICANT	CHG	606.50		
		TOTAL:	750.00	750.00	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/28/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 97-10

NAME: HERBERT H. REDL AMENDED SITE PLAN

APPLICANT: REDL, HERBERT H.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/27/97	SITE PLAN APPROVAL FEE	CHG	100.00		
05/27/97	REC. CK. #002783	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/28/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 97-10

NAME: HERBERT H. REDL AMENDED SITE PLAN

APPLICANT: REDL, HERBERT H.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	--AMT-PAID	--BAL-DUE
05/27/97	2% OF COST EST. \$31,350.00	CHG	627.50		
05/27/97	REC. CK. #002782	PAID		627.50	
		TOTAL:	627.50	627.50	0.00

*Herb Redd - Site Plan*

SITE PLAN FEES - TOWN OF NEW WINDSOR  
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

\*\*\*\*\*

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ X

MULTI-FAMILY SITE PLANS:

\_\_\_\_\_ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS).....\$ X

\_\_\_\_\_ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ X

TOTAL ESCROW PAID:.....\$ X

\*\*\*\*\*

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (1)

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00  
PLUS \$25.00/UNIT B. \_\_\_\_\_

TOTAL OF A & B: \$ \_\_\_\_\_

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

\_\_\_\_\_ @ \$500.00 EA. EQUALS: \$ \_\_\_\_\_  
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ 31,350.00

2% OF COST ESTIMATE \$ 627.00 EQUALS \$ 627.00 (2)

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: 143.50

RETURN TO APPLICANT: \$ 606.50

ADDITIONAL DUE: \$ \_\_\_\_\_



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

21 May 1997

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**MEMORANDUM**

**TO:** Michael Babcock, Town Building Inspector

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT:** REDL (GUARDIAN) MINI-WAREHOUSE SITE PLAN  
FIELD INVESTIGATION REGARDING COMPLAINT - 5/20/97  
MHE JOB NO. 87-56.1/T1-1

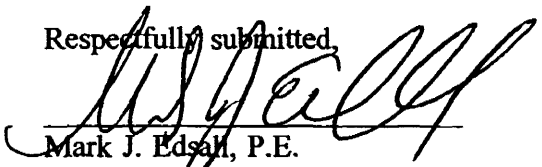
This memorandum shall confirm our field visit to the subject site, pursuant to a complaint from an adjoining property owner on Franklin Avenue regarding unapproved storage of vehicles and vehicle repairs on the site, also causing a noise condition.

On site, we met with Paula Flood at the Guardian office. We explained the situation to her and she advised us that she had received a complaint directly from a female property owner on Franklin Avenue, most likely the same complainant. At the time of the complaint, a Guardian truck, which had broken-down, was being repaired, but she indicated they were vehicles associated with the business. Upon receiving the complaint, Ms. Flood had the work discontinued.

During our discussion, Ms. Flood did acknowledge that the vehicle storage is occurring at the southeast corner of the property, which is not where same was approved on the site plan (Application 86-66). We explained to Ms. Flood that a change in the location of vehicle storage would require Planning Board approval, which would afford the Planning Board the opportunity to address screening, fencing, or the like.

Ms. Flood is to contact the owner of the property and arrange for a follow-up field review with either the owner or his surveyor, such that we can determine the appropriate action and determine if a site plan amendment application is necessary.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk

cc: George J. Meyers, Supervisor  
James Petro, Planning Board Chairman  
A:5-21-2E.mk

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN IMPROVEMENT ESTIMATE  
HERBERT H. REDL AMENDED SITE PLAN (97-10)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Paving	1940 S.Y.	<del>10.00</del> <del>\$8.00/S.Y.</del>	<del>19,400</del> <del>\$15,520</del>
Topsoil/Seeding	1000 S.Y.	.50/S.Y.	500
Catch Basins	4	900 ea.	3600
15" HDPE Pipe	390 L.F.	15.00/L.F.	5850
Building Mounted Lights	8	250 ea.	2000
TOTAL:			<del>\$27,470</del> 31,350
2% Inspection Fee:			<del>\$1,099</del> 627



TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN IMPROVEMENT ESTIMATE  
HERBERT H. REDL AMENDED SITE PLAN (97-10)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Paving	1940 S.Y.	\$8.00/S.Y.	\$15520
Topsoil/Seeding	1000 S.Y.	.50/S.Y.	500
Catch Basins	4	900 ea.	3600
15" HDPE Pipe	390 L.F.	15.00/L.F.	5850
Building Mounted Lights	8	250 ea.	2000
TOTAL:			\$27470
4% Inspection Fee:			\$ 1099

AS OF: 04/30/97

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW MINOSOR PLANNING BOARD (Chargeable to Applicant)

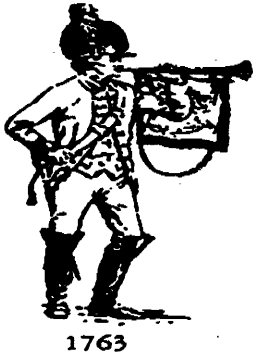
CLIENT: NEWMIN - TOWN OF NEW MINOSOR

TASK: 97- 10

FOR WORK DONE PRIOR TO: 04/30/97

TASK-NO	REC	--DATE--	TRAN	SMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	DOLLARS-----		
									EXP.	BILLED	BALANCE
97-10	16455	03/19/97	TIME	MJE	WS REDL S/P AM	75.00	0.40	30.00			
97-10	17419	03/25/97	TIME	MJE	MC REDL	75.00	0.50	37.50			
97-10	16679	03/26/97	TIME	MCK	CL RVN COMM REDL MINI W	28.00	0.50	14.00			
								81.50			
97-10	17891	03/31/97			BILL 97-334 4/15/97					-81.50	
										-81.50	
					TASK TOTAL			81.50	0.00	-81.50	0.00
					GRAND TOTAL			81.50	0.00	-81.50	0.00





# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4617  
Fax: (914) 563-4693

## OFFICE OF THE FIRE INSPECTOR

April 17, 1997

Bureau of Fire Prevention

### Subject: 15 April 1997 Minutes of Meeting

The meeting of the Bureau of Fire Prevention was called to order by Chairman Steve Weinheim at 7:10 p.m.

#### Members in Attendance:

Steve Weinheim; Chairman  
Thomas Prendergast  
Thomas Van Zandt

Paul Decker  
William Farrenkopf

#### Members Absent:

Lawrence Rossini  
Steve Sager  
John Staples

#### Others Present:

William Hildreth; L.S.  
Robert Rodgers; Fire Inspector

Mr. Hildreth was representing Mr. Herbert H. Redl, owner of Guardian Self Storage, 149 Windsor Highway, New Windsor, New York 12553. The property is known on the tax rolls as Section 9 Block 1 Lot 25.3.

Mr. Hildreth indicated that Mr. Redl was planning on erecting an 11,025 square foot storage building which would be subdivided into compartments for individuals to store personal belongings. Mr. Redl was seeking relief from the 5,000 square foot local required sprinkler system.

Mr. Hildreth presented site plans as well as a lease agreement to the Bureau members.

Mr. Hildreth was thanked for his presentation and excused from the meeting.

After some discussion the following resolution was adopted:

Whereas, Herbert H. Redl was represented by Mr. William Hildreth, L.S., and

Whereas, there are plans to build an 11,025 square foot storage building, and

Whereas, the building construction type is to be type 2b non-combustible construction, and

Whereas, the building is compartmentized into smaller storage rooms by the same type of construction, and

Whereas, the building will be a maximum height of one (1) story, and

Whereas, there will be no human or animal living within the structure, and

Whereas, the building classification will be a C4.1.

Now therefore Be It Resolved that Mr. Herbert H. Redl be allowed to construct the metal storage building without the need for a sprinkler system, and that any further development will require the installation of a fire hydrant centrally located on the property.

Motion by William Farrenkopf, second Thomas Prendergast that the above resolution be adopted. All aye's 5-0

With no further business before the Bureau a motion by Thomas Van Zandt, second Paul Decker to adjourn the meeting at 7:45 p.m.

Respectfully submitted,



Donna Hamel; Secretary

cc: Mr. William Hildreth; L.S.  
New Windsor Planning Board

REDL, HERBERT SITE PLAN (97-10) RT. 32

Mr. William Hildrethp appeared before the board for this proposal.

MR. PETRO: Where is this?

MR. HILDRETH: This is on Route 32 up near Pleasant Acres Nursery, this is the Guardian storage facility, correct. This previously approved site plan was done so under the PI zone it is now C zone that zone change allowed for a different development and because of the way he built his square footage out on the previously approved site plan he had an area in the northeast corner that was left vacant. With the change of zoning he can now put a building there and still comply so that is what we have shown.

MR. PETRO: Do golf balls come over in that area?

MR. HILDRETH: Yes, absolutely, I was out there for two hours doing topo and I picked up 48 golf balls, I couldn't fit anymore in my pockets or would I have taken more. It's going to be the same type of construction basically the same size as the building right next to it except five feet wider. Topographically, it's going to be down in elevation a little more than this building here and it's completely screened by this fence from Route 32. There's an existing chain link fence on our property plus the catch fence for the golf balls which isn't properly working at this point but--

MR. PETRO: The storage, the drainage I see there's some elevation so you already have some in place.

MR. HILDRETH: We have an existing retention basin, the drainage for this site which is mostly paved is taken care of with catch basins and grading so in carrying them forward, there's going to be four more basins to pick up drainage and it's going to go right into the existing retention basin, an additional little bit of paving around the building.

MR. PETRO: Is there town water, how are you going to

get town water?

MR. HILDRETH: We don't need it.

MR. PETRO: For the sprinkler system.

MR. HILDRETH: I didn't know that they are sprinklered.

MR. PETRO: It's 11,025 feet.

MR. HILDRETH: This is individual little cubicles.

MR. PETRO: Municipal fire.

MR. HILDRETH: I didn't think these things had to be sprinkled.

MR. PETRO: Mike, have we had this come up before?

MR. BABCOCK: Yeah.

MR. PETRO: And?

MR. BABCOCK: Anything over 5,000 square feet.

MR. LUCAS: But they are individual.

MR. BABCOCK: One building is 11,000.

MR. DUBALDI: This is one building, one building is 11,000 square feet.

MR. HILDRETH: None of the other ones are sprinkled, are they?

MR. BABCOCK: I would assume that Bill and I don't know this for a fact but that sprinkler ordinance came into effect sometime within this project.

MR. HILDRETH: What about the type of construction, it's all metal.

MR. BABCOCK: Regardless, the code.

MR. HILDRETH: It's metal and concrete.

MR. STENT: What are the dividing walls made of?

MR. HILDRETH: That I don't know.

MR. PETRO: That would be immaterial because the exterior walls would have to be less than 5,000 feet.

MR. BABCOCK: Regardless of interior fire walls, you really should meet with Bob Rogers and discuss that.

MR. HILDRETH: All right.

MR. PETRO: Let me put it this way, we're going to proceed, okay, and that is not our review, you straighten that out with Bob Rogers, but I can tell you if it is going to be, needs to be sprinklered, you're going to need to get water and show the water down in there somehow.

MR. LUCAS: Or make two separate buildings.

MR. HILDRETH: He's not going to do that.

MR. PETRO: Sure he can, he can break that in half, he'd have to make it a thousand feet less.

MR. LUCAS: Ten foot in between the two of them.

MR. PETRO: Are you the owner?

MR. HILDRETH: No, I'm all by myself. The only other item I was going to say or thing I was going to say is that the building construction and lighting were going to be consistent with the rest of the property, that is it.

MR. LANDER: Only problem on that site Mr. Chairman with the golf balls, he stores vehicles on this side, golf balls would come over and dent a few of these, then they put a net up and the birds would get caught in it and but then the net has to be repaired every so often.

MR. PETRO: Well, look, let's put aside the fire code.

MR. LANDER: Just one more thing, Mr. Chairman, the net doesn't belong to this parcel, it's Duffer's Hideaway, Duffer's has to maintain the fence whether he likes it or not.

MR. PETRO: Let's go through some of this.

MR. BABCOCK: Mr. Chairman, you know, I think what we can do is if the board wants to move forward on this, if he needs a sprinkler system and he wants to continue this application, that is going to stop at the time of his building permit so if he wants to continue tonight until he can find out from Mr. Rogers, it's up to the board.

MR. LANDER: What's in the file?

MS. MASON: Regarding?

MR. LANDER: This.

MR. PETRO: Just a regular approval, we're going to move forward, Michael, and you take care of it, okay, let's do some of the--

MR. DUBALDI: Make a motion that we assume lead agency under SEQRA.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. LUCAS	AYE
MR. PETRO	AYE
MR. LANDER	AYE

MR. PETRO: Being we already have 8 or 10 or 12

buildings of the same nature on the same site.

MR. LANDER: Make a motion we waive public hearing.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under its discretionary judgment for Redl mini warehouse amended site plan on Route 32. Is there new further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. LUCAS	AYE
MR. PETRO	AYE
MR. LANDER	AYE

MR. DUBALDI: Make a motion we declare negative dec under the SEQRA process.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under SEQRA process for the Redl site plan on Route 32. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. LUCAS	AYE
MR. PETRO	AYE
MR. LANDER	AYE

MR. HILDRETH: Any other comments on the plan except for the sprinkler?

MR. EDSALL: No, every issue is resolved at the workshop.

March 26, 1997

66

MR. PETRO: Motion to approve?

MR. LUCAS: Make a motion we approve.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the final, give final approval for the Redl mini warehouse on Route 32. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. LUCAS	AYE
MR. PETRO	AYE
MR. LANDER	AYE

MR. LANDER: One thing, Bill, is it not on here, there will be the same construction as the other buildings?

MR. HILDRETH: Yes, in the note number 7, I believe.





**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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New Windsor, New York 12553  
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- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** REDL MINI-WAREHOUSE AMENDED SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 9-BLOCK 1-LOT 25.3  
**PROJECT NUMBER:** 97-10  
**DATE:** 26 MARCH 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE ADDITION OF A  
45' X 245' STORAGE BUILDING AT THE EXISTING MINI-  
WAREHOUSE SITE. THE PLAN WAS REVIEWED ON A  
CONCEPT BASIS ONLY.

1. The property is located within the Commercial "C" Zoning District of the Town. The use is Use By Right A-4. The bulk requirements shown on the plan appear correct for the zone and use classification.
2. The Applicant has depicted an expanded area of paving surrounding the additional storage building, and has depicted the proposed building-mounted lights for the unit. Drainage is being collected for the new area, and discharged to the existing stormwater basin.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan** Amendment, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** REDL MINI-WAREHOUSE AMENDED SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 9-BLOCK 1-LOT 25.3  
**PROJECT NUMBER:** 97-10  
**DATE:** 26 MARCH 1997

5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. At this time I am aware of no further issues or concerns with regard to this site plan amendment. If the Board identifies any such areas of concern, I will be pleased to review same, as deemed appropriate by the Planning Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:REDL.mk

RESULTS OF P.E. MEETING

DATE: March 26, 1997

PROJECT NAME: Redd, Herb S.P. PROJECT NUMBER 97-10

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M) Q S) S VOTE: A 5 N 0

\* M) D S) S VOTE: A 5 N 0

CARRIED: YES ✓ NO       

\* CARRIED: YES: ✓ NO       

\*\*\*\*\*

PUBLIC HEARING: M) W S) LU VOTE: A 5 N 0

WAIVED: YES ✓ NO       

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.E.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES        NO       

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:       

M) LU S) Q VOTE: A 5 N 0 APPR. CONDITIONALLY: ✓

NEED NEW PLANS: YES        NO       

DISCUSSION/APPROVAL CONDITIONS:       

Met w/ Bob Rodgers re: Sprinkles

Cost Estimate?



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 10

DATE PLAN RECEIVED: RECEIVED MAR 19 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Herbert H. Redl has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Not by water dept - if new water line

HIGHWAY SUPERINTENDENT DATE

John D. Galloway 3-21-97  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

# MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Redl Site Plan

Date: 25 March 1997

Planning Board Reference Number: PB-97-10

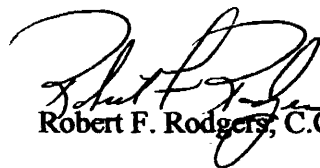
Dated: 19 March 1997

Fire Prevention Reference Number: FPS-97-015

A review of the above referenced subject site plan was conducted on 24 March 1997.

This site plan is acceptable.

Plans Dated: 21 February 1997.



Robert F. Rodgers, C.C.A.

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

MAR 21 1997

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

97 - 10

DATE PLAN RECEIVED:

RECEIVED MAR 19 1997

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

W. J. Sullivan  
HIGHWAY SUPERINTENDENT

3/21/97  
DATE

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1.3

TOWN/VILLAGE OF New Windsor P/B #       

WORK SESSION DATE: 19 Mar 97 APPLICANT RESUB.  
REQUIRED: full app

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Redd Storage

PROJECT STATUS: NEW 10 OLD       

REPRESENTATIVE PRESENT: Herb Redd

MUNIC REPS PRESENT: BLDG INSP. around  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- A-4 Bulk OK.
- ck slopes.
- otherwise looks OK

Next available mtg after plans



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Chg. \_\_\_\_\_ Site Plan X Spec. Permit \_\_\_\_\_

1. Name of Project HERBERT H. REDL AMENDED MINI-WAREHOUSE SITE PLAN
2. Name of Applicant HERBERT H. REDL Phone 471-3388  
Address 80 WASHINGTON ST. SUITE 310 POUGHKEEPSIE N.Y. 12601  
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record (SAME) Phone (SAME)  
Address (SAME)  
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C.  
Address 33 QUASSAICK AVENUE NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH Phone 562-8667  
(Name)
7. Project Location: On the EAST side of ROUTE 32  
(street)  
600± feet NORTH of UNION AVENUE  
(direction) (street)
8. Project Data: Acreage of Parcel 14.4 Zone C  
School Dist. NCSD (FORMERLY PI)
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y \_\_\_\_\_ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.



10. Tax Map Designation: Section 9 Block 1 Lot 25.3

11. General Description of Project: ADDITION OF ONE 45' X 245' 11,025 S.F.  
(2200 S.F.) STORAGE BUILDING TO EXISTING SITE. ADDITIONAL DRAINAGE IMPROVEMENTS AND PAVING

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? X yes no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

2nd day of March 1997

[Signature]  
Applicant's Signature

[Signature]  
Notary Public  
KATHLEEN M. SZULIST  
Notary Public, State of New York  
Qualified in Dutchess County  
No. 4750797  
Commission Expires 1/31/98

\*\*\*\*\*

TOWN USE ONLY:

RECEIVED MAR 19 1997

Date Application Received

97 - 10

Application Number

RECEIVED MAR 19 1997  
97 - 10

"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

HERBERT H. REDL, deposes and says that he  
(Applicant)

resides at 435 Stream Lane, Pleasant Valley  
(Applicant's Address)

in the County of Dutchess

and State of New York

and that he is the applicant for the AMENDED MINI-WAREHOUSE  
SITE PLAN  
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized GREVAS & HILDRETH, L.S., P.C.  
(Professional Representative)

to make the foregoing application as described therein.

Date: 3-2-97

[Signature]  
(Owner's Signature)

[Signature]  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

## State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>HERBERT H. REDL</u>	2. PROJECT NAME <u>AMENDED MINI-WAREHOUSE SITE PLAN</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>EAST SIDE OF ROUTE 32</u> <u>600'± NORTH OF UNION AVENUE</u> <u>TAX MAP SECTION 9 BLOCK 1 LOT 25.3</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>ADDITION OF ONE 45'X245' STORAGE BUILDING TO AN EXISTING STORAGE SITE. ADDITIONAL DRAINAGE IMPROVEMENTS AND PAVING.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>14.4</u> acres Ultimately <u>14.4</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>HERBERT H. REDL</u>	Date: <u>3/2/97</u>
Signature: <u>William B. Hildner C.S. (PREPARER)</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:   C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:   C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:   C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:   C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:   C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:   C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:   	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr/>	<hr/>
Date	
<hr/>	

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

1. ☒ Site Plan Title
2. ☒ Applicant's Name(s)
3. ☒ Applicant's Address(es)
4. ☒ Site Plan Preparer's Name
5. ☒ Site Plan Preparer's Address
6. ☒ Drawing Date
7. ☒ Revision Dates
8. ☒ Area Map Inset
9. ☒ Site Designation
10. ☒ Properties Within 500' of Site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

PROPOSED IMPROVEMENTS

22. ☒ Landscaping
23. ☒ Exterior Lighting
24. ☒ Screening
25. ☒ Access & Egress
26. ☒ Parking Areas
27. ☒ Loading Areas
28. ☒ Paving Details  
(Items 25-27)

29. ☒ Curbing Locations
30. ☒ Curbing Through Section
31. ☒ Catch Basin Locations
32. ☒ Catch Basin Through Section
33. ☒ Storm Drainage
34. ☒ Refuse Storage
35. ☒ Other Outdoor Storage
36. ☒ Water Supply
37. ☒ Sanitary Disposal System
38. ☒ Fire Hydrants
39. ☒ Building Locations
40. ☒ Building Setbacks
41. ☒ Front Building Elevations
42. ☒ Divisions of Occupancy
43. ☒ Sign Details
44. ☒ Bulk Table Inset
45. ☒ Property Area (Nearest  
100 sq. ft.)
46. ☒ Building Coverage (sq. ft.)
47. ☒ Building Coverage (% of  
Total Area)
48. ☒ Pavement Coverage (sq. ft.)
49. ☒ Pavement Coverage (% of  
Total Area)
50. ☒ Open Space (sq. ft.)
51. ☒ Open Space (% of Total Area)
52. ☒ No. of Parking Spaces Prop.
53. ☒ No. of Parking Spaces Req.

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: William B. Hildner L.S.  
Licensed Professional

Date: 3/2/97

ECC1624  
"XX"

97 - 10

RECEIVED MAR 19 1997

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*THIS PROPERTY IS NOT IN A FLOOD ZONE*

*William B. Helbert, L.S.*